



Flat 11, Ruskin Court, 3 Charles Street
£425,000

**DAVID
ANDREW**

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most
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asset

Flat 11

Ruskin Court, London

David Andrew is proud to present this spacious and modern apartment, set in a boutique low rise development full of like minded owners. The property itself has a large balcony with access from reception and the bedroom, wooden floors throughout, quality finishes and fittings, not to mention a spacious floorplan with good sized rooms and plenty of storage. Ruskin Court also offers secure bike storage for residents and lift access makes this property ideal for anyone with mobility issues. This flat is being sold with vacant possession and no onward chain.

Charles Street is a quiet residential street within walking distance of Crouch End and Finsbury Park. Archway underground station (Northern Line) and the Upper Holloway overground station are both within easy reach and the flat is serviced by good bus routes from Hornsey Road and Holloway Road. Hornsey Road also offers a variety of local shops, bars, restaurants and other amenities.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 583 sqft / 54.2 sqm
- EPC B
- Open plan kitchen / reception
- Lift access
- Chain free
- Double glazed throughout
- One double bedroom
- Private covered balcony

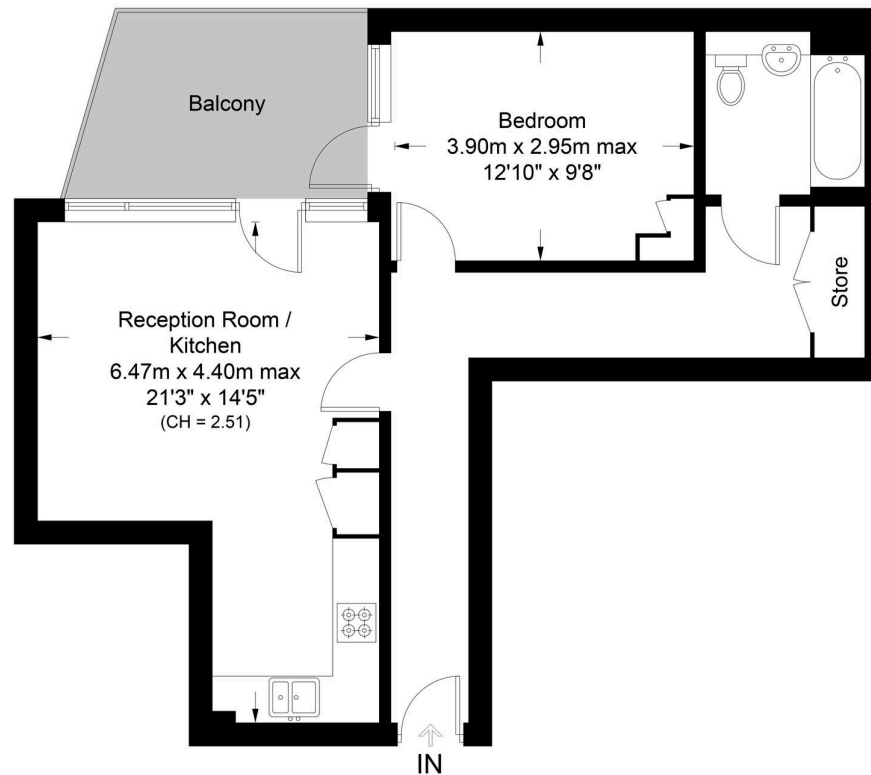






Ruskin Court, N19

Approximate Gross Internal Area = 583 sq ft / 54.2 sq m



First Floor



**Certified
Property
Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1149950)

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David Andrew Estates

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*scan to book
a viewing*

